

COORDINATE LIST		
NO.	NORTH	EAST
135	563,056.3945	1,376,906.6891
176	562,962.0362	1,376,745.0412
178	562,957.7493	1,376,780.0731
998	562,602.2404	1,377,411.1263
3025	562,906.8927	1,376,788.3179
3026	562,873.4358	1,376,802.5675
3027	562,776.5464	1,376,816.2092
3028	562,761.9132	1,376,822.5503
4000	562,573.9618	1,376,976.2438
4001	562,710.4408	1,377,052.4837
4002	562,688.7943	1,377,131.8549
4003	562,664.6752	1,377,125.2770
4004	562,622.8688	1,377,278.5684
4005	562,581.8181	1,377,267.3729
4006	562,528.3694	1,377,304.3449
5000	562,746.4833	1,377,306.3448
5001	562,954.2062	1,377,430.3077
5002	562,968.2526	1,377,406.7703
5003	563,030.3007	1,377,409.9597
5004	563,135.8505	1,377,429.6461
5005	563,193.4223	1,377,412.6435
5006	563,198.3081	1,377,366.7182
5007	563,178.6591	1,377,356.0047
5008	563,142.9620	1,377,306.4295
5009	563,093.7768	1,377,295.7556
5010	563,148.5595	1,377,227.7967
5011	563,163.4102	1,377,160.4138
5012	563,161.4372	1,377,105.0389
5013	563,116.3863	1,377,023.3021
5014	563,069.5641	1,377,009.0958

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

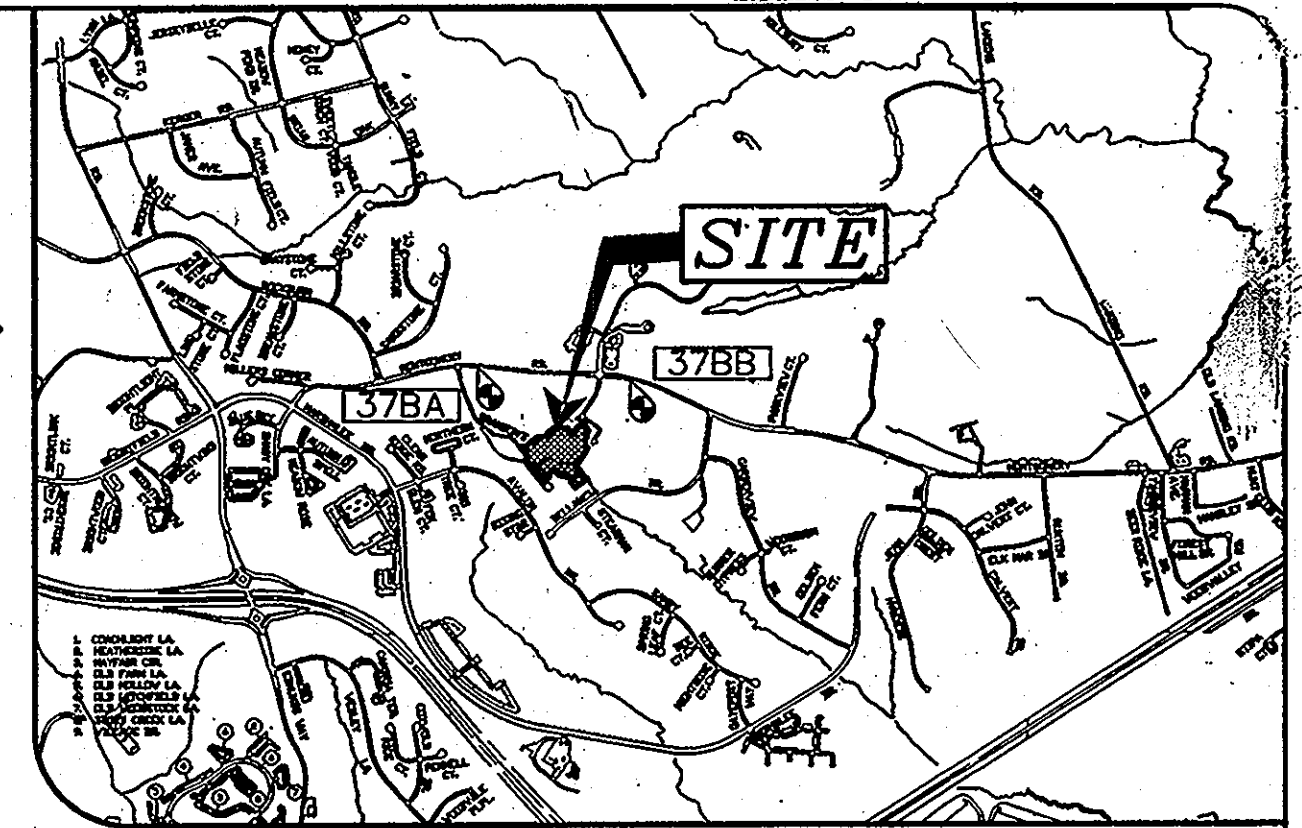
OWNER

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
(410)313-4400

LEGEND

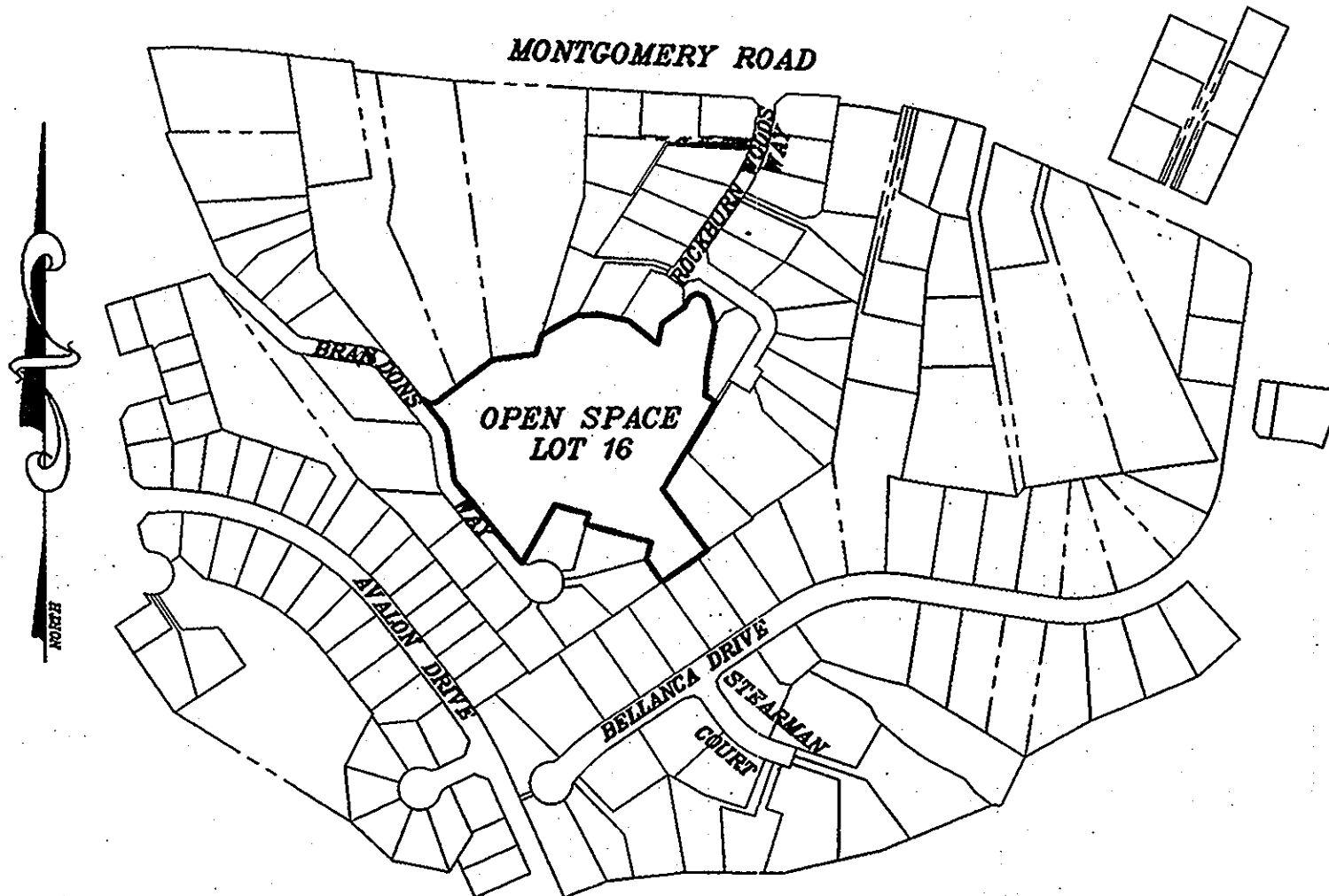
- FOREST CONSERVATION EASEMENT PER THIS REVISION PLAT
- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED PER THIS REVISION PLAT (3,974 SF / 0.09 Ac)
- EXISTING WETLAND PER PLAT 14503-08
- EXISTING STREAM PER PLAT 14503-08
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER PLAT 14503-08
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 14503-08)

16. SINCE OPEN SPACE LOT 16 IS COUNTY-OWNED, NO AMENDED DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED.
17. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP

SCALE: 1"= 2000'
ADC MAP 4936 - GRID G6



LOCATION MAP

SCALE: 1"=400'

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	FINAL PLAT

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMPREHENSIVE LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
2. DENOTES IRON PIPE FOUND.
3. DENOTES REBAR AND CAP FOUND.
4. DENOTES CHANGE IN ANGULAR BEARING.
5. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37BA & 37BB
STA. No. 37BA N 563785.6421 ELEV. 393.94
E 1376343.2088
STA. No. 37BB N 563663.4488 ELEV. 373.01
E 1378040.5059
6. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2012 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.. ALL LOT AREAS ARE MORE OR LESS(+/-).
7. OPEN SPACE WAS PROVIDED UNDER F-99-163.
8. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH INC., AND APPROVED UNDER S-97-06, P-98-16 AND F-99-163.
9. FOREST CONSERVATION OBLIGATION WAS SATISFIED UNDER F-99-163.
10. REFER TO PREVIOUS SUBDIVISION PLAT F-99-163 (PLAT #14503-08) FOR ALL APPLICABLE GENERAL NOTES FOR THIS REVISION PLAT.
11. A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) PERMIT WILL BE REQUIRED FOR THE PROPOSED SEWER CONSTRUCTION ADJACENT OPEN SPACE LOT 16 FOR ROCKBURN VIEW SUBDIVISION, LOTS 54 THRU 61, AND O.S. LOT 62. A PERMIT HAS BEEN APPLIED FOR AND IS RECORDED AT MDE UNDER AUTHORIZATION NUMBER 12-NT-0347/201261349, APPROVAL DATE: OCTOBER 2, 2012
12. THIS PLAT BECOMES THE "PLAT OF RECORD" FOR OPEN SPACE LOT 16. IT SUPERSEDES THE ORIGINAL PLAT F-99-163 (PLAT #14503-08) WHICH CREATED OPEN SPACE LOT 16.
13. THE FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 16 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT UNDER F-99-163. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
14. 3,974 SQUARE FEET (0.09 AC) OF FOREST CONSERVATION EASEMENT IS TO BE ABANDONED WITH THIS PLAT. AN ABANDONMENT FEE OF \$1.25 PER SQUARE FOOT OR \$4,967.50 HAS BEEN PAID TO THE FOREST CONSERVATION FUND SAP ACCOUNT #206000000-3000-PWPW0000000000-432521 FOR THIS EASEMENT ABANDONMENT.
15. A \$5,900.00 FEE-IN-LIEU OF MITIGATION HAS BEEN PAID TO THE DEPARTMENT OF RECREATION AND PARKS BY THE DEVELOPER OF ADJACENT LOT 32, ROCKBURN VIEW, AS PART OF THE "RIGHT-OF-ENTRY/AGREEMENT" FOR THE SEWER LINE CONSTRUCTION ON COUNTY-OWNED PROPERTY.

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane
GARY LANE, SURVEYOR

11/27/13
DATE

Jan 7. 2014
HOWARD COUNTY, MARYLAND

12/2/13
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	6.27AC±
AREA OF ROADWAY	0
AREA TO BE RECORDED	6.27AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Maureen Roseman 2/14/2014
HOWARD COUNTY HEALTH OFFICER 9/ DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chen Edmanson 1-31-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victor Sheindel 2/2/14
DIRECTOR DATE

OWNER'S STATEMENT

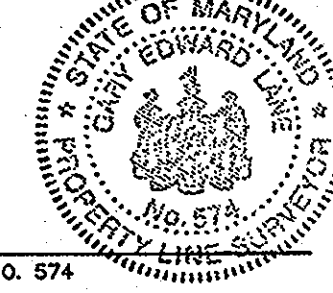
WE, HOWARD COUNTY, MARYLAND, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 2nd DAY OF December 2013

Jan 7. 2014
HOWARD COUNTY, MARYLAND 12/2/13

W. Wilson
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY CORNERSTONE HOLDINGS, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5964, FOLIO 0416, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/15

11/27/13
DATE

THE PURPOSE OF THIS PLAT IS TO REMOVE 3,974 SQUARE (0.09 AC) FEET OF EXISTING FOREST CONSERVATION EASEMENT FROM OPEN SPACE LOT 16 OF THE ROCKBURN VIEW SUBDIVISION (PLAT 14503-08). THE REMOVAL OF THIS PORTION OF THE FCE IS REQUIRED TO CONSTRUCT SANITARY SEWER SERVICE TO THE RESIDENTIAL LOTS WHICH ARE TO BE CREATED THROUGH THE RESUBDIVISION OF ROCKBURN VIEW LOT 32, DPZ FILE #F-12-077. APPROVAL TO REMOVE A PORTION OF THIS EASEMENT WAS GRANTED BY THE DEPARTMENT OF RECREATION AND PARKS, DEPARTMENT OF PLANNING AND ZONING AND THE COUNTY EXECUTIVE ON OCTOBER 19, 2012.

RECORDED AS PLAT 22867, ON 2/28/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ROCKBURN VIEW
OPEN SPACE LOT 16
REVISION PLAT
PLAT 14503-08**

SHEET 1 OF 2

TAX MAP 37	1ST ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 563	HOWARD COUNTY, MARYLAND	DATE: NOV 2013
GRID: 4	EX. ZONING R-20	DPZ FILE NOS. F-12-077
		S-97-006 F-99-163 ECP-12-035
		P-98-16 WP-12-123

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0298 Ball. (410) 997-0298 Fax.

F-14-068

LEGEND

- FOREST CONSERVATION EASEMENT PER THIS REVISION PLAT
- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED PER THIS REVISION PLAT (3,974 SF / 0.09 AC)
- EXISTING WETLAND PER PLAT 14503-08
- EXISTING STREAM PER PLAT 14503-08
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER PLAT 14503-08
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 14503-08)

PUBLIC SEWER & UTILITY EASEMENT TABLE

LINE	LENGTH (FT)	BEARING
WS1	21.43	N38°07'30"W
WS2	63.26	N30°47'32"E
WS3	126.38	N52°04'42"E
WS4	39.30	S82°40'19"W
WS5	156.45	N52°04'32"E
WS6	67.22	N30°47'32"E

FOREST CONSERVATION EASEMENT TABLE

LINE	LENGTH (FT)	BEARING
FCE1	93.33	N61°08'16"E
FCE2	55.41	N87°57'34"E
FCE3	69.00	S77°34'16"E
FCE4	87.29	S51°07'38"E
FCE5	50.33	N12°14'39"E
FCE6	61.09	N54°14'38"E
FCE7	22.38	N28°36'04"E
FCE8	60.03	S16°27'12"E
FCE9	107.37	S10°33'54"W
FCE10	62.13	S02°56'33"W
FCE11	10.72	S59°10'21"E
FCE12	153.01	S28°13'20"W
FCE13	11.21	S29°30'53"E
FCE14	83.50	S30°49'55"W
FCE15	8.44	S35°59'52"E
FCE16	18.64	S23°22'58"W
FCE17	24.99	N16°40'44"W
FCE18	51.45	N16°40'44"W
FCE19	53.07	N72°17'37"W
FCE20	31.51	S26°20'20"W
FCE21	49.21	N52°40'28"W
FCE22	102.20	N68°59'45"W
FCE23	54.25	N86°58'14"W
FCE24	10.00	N61°50'32"W
FCE25	64.49	S66°15'00"W
FCE26	27.00	S34°42'34"W
FCE27	5.77	N79°01'40"W
FCE28	16.35	N10°43'15"W
FCE29	34.70	N60°09'02"W
FCE30	114.47	N60°09'20"W
FCE31	24.18	N25°42'06"W
FCE32	49.48	N30°47'32"E
FCE33	156.45	N52°04'32"E
FCE34	63.95	N82°40'19"E
FCE35	48.93	N16°52'42"E
FCE36	69.31	N54°57'49"E
FCE37	126.05	S74°25'23"E
FCE38	55.02	S58°48'32"E
FCE39	32.95	N66°43'56"E
FCE40	27.25	S36°17'49"E
FCE41	60.33	S36°17'49"E
FCE42	37.90	N75°43'23"E
FCE43	69.76	S83°35'11"E
FCE44	34.58	S35°59'52"E
FCE45	22.05	S01°49'06"W
FCE46	97.00	N57°36'41"W
FCE47	39.00	N63°23'28"W
FCE48	119.00	N66°22'00"W
FCE49	45.86	N72°47'14"W
FCE50	80.73	N72°47'14"W
FCE51	60.00	S84°23'20"W
FCE52	19.01	N44°52'07"W

OWNER

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
(410)313-4400

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane
GARY LANE, SURVEYOR

11/27/13
DATE

Howard County, Maryland
HOWARD COUNTY, MARYLAND

12/21/13
DATE

AREA TABULATION (THIS SHEET)

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NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
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AREA OF BUILDABLE LOTS	6.27AC±
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AREA TO BE RECORDED	6.27AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Walter for Maria Roszman 2/14/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmunds 1-31-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Steinhilber 2/21/14
DIRECTOR DATE

OWNER'S STATEMENT

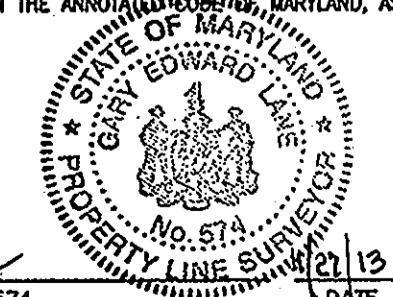
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WITNESS MY HAND THIS 2ND DAY OF December 2013

Gary E. Lane 12/21/13
HOWARD COUNTY, MARYLAND
Walter
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY CORNERSTONE HOLDINGS, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5964, FOLIO 0416, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/15



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RECORDED AS PLAT 22688 ON 1/23/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ROCKBURN VIEW
OPEN SPACE LOT 16
REVISION PLAT
PLAT 14503-08**

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 563 HOWARD COUNTY, MARYLAND DATE: NOV 2013
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. F-12-077
S-97-006 F-99-163 ECP-12-035
P-98-16 WP-12-123

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075
(410) 997-0236 Balt. (410) 997-0298 Fax

F-14-068

H:\11-023 MICHAEL PROPERTY.dwg 11/023 REVISION PLAT LOT 16.dwg